

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		FRANKLIN ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	70
Owner 1:	HALE KENNETH L & SARAH W			
Owner 2:	TRUSTEES/WHITAKER HALE TR			
Owner 3:				
Street 1:	49 FOTTLER AVE			
Street 2:				
Twn/City:	LEXINGTON			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02420	Type:		

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:	Cntry:		
Postal:			

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1870, having primarily Clapboard Exterior and 2174 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	
--------------	---------	--------------	---	-------------	-----	-------	----------------	-------	--------	--	------------	--	--------	--

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	868,600			868,600		154077
							GIS Ref
							GIS Ref
Total Card	0.000	868,600			868,600	Entered Lot Size	
Total Parcel	0.000	868,600			868,600	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		399.54	/Parcel: 399.5	Land Unit Type:	Insp Date
							07/12/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	855,600	0	.		855,600	855,600	Year End Roll	12/18/2019
2019	102	FV	753,900	0	.		753,900	753,900	Year End Roll	1/3/2019
2018	102	FV	667,600	0	.		667,600	667,600	Year End Roll	12/20/2017
2017	102	FV	609,200	0	.		609,200	609,200	Year End Roll	1/3/2017
2016	102	FV	468,600	0	.		468,600	468,600	Year End	1/4/2016
2015	102	FV	433,500	0	.		433,500	433,500	Year End Roll	12/11/2014
2014	102	FV	414,000	0	.		414,000	414,000	Year End Roll	12/16/2013
2013	102	FV	414,000	0	.		414,000	414,000		12/13/2012

SALES INFORMATION

TAX DISTRICT


[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	154077
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	N - NONE		

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

	Building Number 1.
--	--------------------

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1870	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	25.000000000
Name:	62 - 7020

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1											# Units: 1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 2		HB					

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	0
Totals			
1	6	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.13298059
Const Adj.:	0.99544507
Adj \$ / SQ:	332.707
Other Features:	97500
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1067046
Depreciation:	198471
Depreciated Total:	868576

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	432.52	
Special Features:	0	Val/Su Net:	399.54	
Final Total:	868600	Val/Su SzAd	399.54	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
-------	--	--------	--	-----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	2,174	332.710	723,300	
Net Sketched Area:		2,174	Total:	723,300	
Size Ad	2174	Gross Are	2174	FinArea	2174

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
5						
4						

IMAGE

